

**STAMFORD PLANNING BOARD  
REGULAR MEETING  
DRAFT MINUTES - TUESDAY, MAY 17, 2016  
4TH FLOOR CAFETERIA - GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT**

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Stamford Planning Board Members present were: Voting Members: Jay Pepper, Vice Chair; Claire Fishman, Secretary; Jennifer Godzeno; and Michael Totilo. Alternate: William Levin. Absent: Theresa Dell, Chair. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Mr. Pepper called the meeting to order at 6:30 p.m. and introduced the members of the Board.

Mr. Pepper then asked for a motion to add ZB Application #216-16 to the agenda as Item #2 under Zoning Board Referrals. This item was inadvertently left off the original agenda. Mr. Totilo moved to add ZB Application #216-16 to the agenda; Mr. Levin seconded the motion and passed unanimously 5-0 (Fishman, Godzeno, Levin, Pepper, Totilo).

**ZONING BOARD REFERRALS:**

- 1. ZB APPLICATION #216-10 - EMPIRE WEST AVENUE, LLC - 220 WEST AVENUE, 18 PIAVE STREET & 143 LEON PLACE - Special Exception and Site/Architectural/ Requested Use Plans:** Applicant is requesting approval to construct 30 residential units with a combined lot area totaling 45,899 sq. ft., located in the RM-F zoning district which is the Multifamily Design District. Applicant is also requesting a Special Exception under 7G of the Zoning Regulations to allow the height of the perimeter walls and frame to exceed the 6 ft. height requirement for front and side.

Mr. John Pugliesi, PE, Engineer, with Edward J. Fratteroli, Inc., made a brief presentation outlining the proposal to demolish two (2) multifamily houses and one (1) commercial building on a slightly larger than an acre lot under the R-MF Multifamily Design District Zone.

Dr. Woods summarized the Planning Board criteria for Zoning Board referrals.

**Planning Board Criteria for Review**

The applicant is requesting a "Special Exception" for its fence to be approved higher than 6 ft. minimum. Two criteria specifically for review are: (1) Compatibility with the neighborhood; and (2) Consistency with the Master Plan. The surrounding neighborhood, especially along West Avenue to the north and to West Main Street consists of multifamily dwellings that are in line with the purpose of the R-MF Multifamily Design District which is set aside and protect areas which have been or may be developed predominantly high middle density housing in low rise buildings. It is intended that new development permitted in this district be harmonious and compatible with existing buildings. This application is currently under Master Plan Category 13 (Industrial/General) which allows for infilling of new residential development. In addition, the Master Plan policies for the West Side clearly support the development of multifamily affordable housing.

**Master Plan Policies Related to West Side Neighborhoods**

Policy WS3: Retain existing and promote new affordable housing incorporates two specific policies:

- WS3.1: Promote affordable homeowner housing by supporting City policy (financial and zoning incentives) and other creative solutions.
- WS3.3: Continue to apply inclusionary housing regulations to all large-scale (10 or more homes) residential development.

After a brief discussion, Mr. Totilo recommend approval of ZB Application #216-10 with the suggestion that the applicant be required to include landscaping between the front buildings on Paive Street and Building Nos. 3 and 4 in order to soften the front of the building looking onto asphalt, and that it is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo).

2. **ZB APPLICATION #216-16 - RICHARD REDNISS - Text Change:** Proposed Text Change to amend Section 12 (Automobile Parking and Loading Space), Subsection D.18 (Warehouse and Self-Storage Facilities) to establish a separate parking standard for Self-Storage Facilities. Mr. Richard Redniss, of Redniss & Mead, made a brief presentation outlining the requested Text Amendment to separate self-storage facilities from warehouses to differentiate the amount of parking per square foot of area that needs to be provided. Staff recommends approval and it is consistent with the 2015 Master Plan. After a brief discussion, Mr. Totilo recommend approval of ZB Application #216-16 and that it is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo).

#### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #038-16 - FRANK BOCCUZZI - 288 SOUNDVIEW AVENUE - Variance Section 4.4 and Table III, Appendix B:** Applicant is requesting: (1) front yard setback from Soundview Court of 18.7 ft. in lieu of the 40 ft. minimum required and (2) street centerline setback of 43.7 ft. in lieu of 65 ft. required. This corner lot has two front yards and the requested variances are compatible with the neighborhood and consistent with the 2015 Master Plan. After a brief discussion, Mr. Levin recommend approval of ZBA Application #038-16 and that it is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo).
2. **ZBA APPLICATION #039-16 - GEORGE NIKOLOPALOS - 19 WINTER STREET - Variance Table III, Appendix B:** Applicant would like to add a 1-story garage to existing structure and is requesting a building area of 24.9% in lieu of 20% maximum allowed. This is a narrow legal non-conforming lot and the applicant would like to replace the garage in the back of the property which is adjacent to a parking lot. It is consistent with the small lots next to it and is consistent with the 2015 Master Plan. After a brief discussion, Ms. Fishman recommend approval of ZBA Application #039-16 and that it is consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo).
3. **ZBA APPLICATION #040-16 - CATHY CALHOUN - 20 NORTHWOOD ROAD - Variance Table III, Appendix B:** Applicant would like to add a second story addition of approximately 850 sq. ft. to increase living space with no expansion of foot print. Applicant is requesting: (1) front yard setback of 23.6 ft. in lieu of 30 ft. required; (2) street centerline setback of 48.4 ft. in lieu of 55 ft. required, and (3) existing shed to remain in front yard. This is a large lot for an R-7½ Zone. The applicant is requesting to build an 850 sq. ft. second story addition within the footprint of the house and to keep the shed in the front yard. Given that this lot fronts on two streets, it is hard to ascertain which side is the front yard. After a brief discussion, Ms. Godzeno recommend approval of ZBA Application #040-16 and that it is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo).

#### **PLANNING BOARD MEETING MINUTES:**

Meetings of 5/3/16 and 5/10/16.

**Meeting of 5/3/16:** After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of May 3, 2016; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo)

**Meeting of 5/10/16:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of May 10, 2016; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper, Totilo)

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

5/24/16 - Cancelled

5/31/16 - Cancelled

6/7/16 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:28 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** These proceedings were recorded on audio and video tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.